



**24 MCINALLY CRESCENT
FALKIRK**

This distinctive DETACHED VILLA with double integral garage is enviably positioned in a prominent end of cul de sac position towards the outskirts of this much desired and sought after residential development by Persimmon Homes. This fine family home is presented in impeccable order throughout and offers spacious well arranged accommodation over two levels comprising on the ground floor broad L-shaped reception hall, downstairs toilet, bay windowed lounge, formal diningroom, superb fitted kitchen/familyroom, conservatory and utility room whilst on the upper floor there are five excellent bedrooms (master ensuite shower room) and family bathroom. Benefits from double glazing, gas central heating and enclosed private rear gardens.

FIXED PRICE £275,000



GENERAL DESCRIPTION

This superior detached family home is enviably positioned at the end of a residential cul de sac enjoying a prominent position on the outskirts of this desirable and much sought after private residential estate by Persimmon Homes. The property, is of a style successful in design offering well planned and spacious accommodation throughout with generous public rooms and five excellent bedrooms, all of which provides a degree of flexibility in its use. On inspection, the broad frontage with interesting detail creates an immediate impression and continues internally with the generous family accommodation. The full internal accommodation comprises broad and long L-shaped reception hallway with downstairs toilet/cloakroom, superb bay windowed lounge to the front, formal diningroom, luxuriously appointed fitted kitchen extending to over 25ft long to incorporate spacious family area creating the hub or interactive part of the home, conservatory to the rear, useful utility room whilst on the upper floor the long galleried upper landing connects with five generous bedrooms, the master featuring deep bay window formation to the front and ensuite shower room with large 1200mm double shower cubicle and family bathroom fitted with stylish 4 piece suite. As expected this fine home benefits from double glazed windows, gas fired central heating, security alarm system and integral double garage with twin up-and-over doors and two car driveway, front and rear gardens, the rear gardens being enclosed by feature walling and timber screened fencing providing a degree of privacy and security.

A stylish home of broad appeal for the discerning purchaser seeking a substantial 8 apartment home of generous proportions situated within a desirable and much sought after residential area. Full appreciation can only be gained on internal inspection.

LOCATION

McInally Crescent is located within a desirable and much sought after private residential estate by Persimmon Homes, a mixture of executive detached family homes just off Ronades Road, and is ideally placed for commuting with easy access to the motorway connections and only minutes drive to Falkirk town centre which offers railway stations at Falkirk High which is a mainline station with frequent and speedy services to Edinburgh and Glasgow city centres, Falkirk Grahamston and Larbert railway stations are both nearby and provides services to Polmont, Linlithgow, Edinburgh, Glasgow, Stirling and Dunblane. There are a good variety of local shopping facilities including 2 supermarkets, and is within walking distance of Stenhousemuir Sports Centre. Falkirk town centre, a short 5 minute car journey provides excellent shopping, leisure and recreational facilities.



ACCOMMODATION

All sizes are approximate

RECEPTION HALL: 16'0 X 6'6 (4M89 X 1M99) THEN 15'11 X 3'3 (4M86 X 0M99)

Enter via upvc and opaque double glazed storm door and side panel into the broad and long L-shaped reception hallway inturn connecting to all ground floor accommodation. Stairs to side with useful storage cupboard under. Fitted carpet. Three ceiling light fittings. One radiator.

TOILET/CLOAKROOM:

6'3 X 3'3 (1M92 X 0M94)

Fitted with white 2 piece suite comprising w.c. and corner sited wash hand basin. Fitted carpet. Ceiling light fitting. Extractor fan. One radiator.

LOUNGE: 19'0 X 12'0 (5M81 X 3M67)

A bright spacious principal apartment set off with the 4 sectioned double glazed bay

window formation to the front which enjoys an open aspect with views over farmland. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator.

DININGROOM:

12'5 X 12'0 (3M80 X 3M67)

A good sized formal diningroom providing ample room for family dining table, chairs and associated furniture. Double glazed window formation to the rear. Contemporary dOcor. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator.

FAMILYROOM/KITCHEN:

25'6 X 9'6 (7M77 X 2M90)

This part of the home would be best described as the hub or interactive part of the home. It offers a relaxing ambience where informal living, dining and cooking can all take place. The kitchen is well appointed with a

range of quality units fitted to both floor and wall levels finished with pelmets and corncing, ample contrasting working surfaces incorporating 1 1/2 bowl stainless steel sink and side drainer. Mosaic tiled splashback. Integrated appliances include stainless steel double oven, gas hob, extractor fan in stainless steel chimney style canopy with stainless steel splashback, integral dishwasher. Space for upright fridge freezer. Double glazed window formation to the rear. The family area provides ample space for occasional or dining furniture. Vinyl flooring. Double glazed window to the rear. Double glazed French doors leading to the conservatory. Twin ceiling light fitting. Two radiators.

CONSERVATORY:

12'10 X 8'9 (3M93 X 2M60)

To the rear of the property accessed from the family area this

attractive double glazed conservatory provides additional informal living space. Double glazed windows to two sides and rear, French doors providing access to the gardens. Ceramic tiled flooring. Two fitted wall lights.

UTILITY ROOM:

8'5 X 6'2 (2M58 X 1M90)

Fitted with floor and wall mounted units with contrasting working surfaces incorporating stainless steel sink and side drainer. Splashback to matching working surfaces. Space and plumbed for automatic washing machine and condensing tumble dryer. Vinyl flooring. Ceiling light fitting. Extractor fan. One radiator. Door to side providing access to the garden.

UPPER LANDING:

15'8 X 8'9 (4M78 X 2M66)

Via timber stairway from the reception hall with attractive hardwood spindle and banisters to the long galleried upper landing inturn connecting to five bedrooms and family bathroom. Ceiling hatch to loft. Two ceiling light fittings. Fitted carpet. One radiator.

MASTER BEDROOM:

18'3 X 11'10 (5M56 X 3M61)

An excellent sized double bedroom set off by the deep 4 sectioned double glazed bay window formation to the front. This generous bedroom provides ample room for free standing bedroom furniture. Byfold doors to wardrobes fitted with hanging rail and shelving. Plain coving surround to ceiling. Ceiling light fitting. Fitted carpet. One radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM:

6'9 X 6'2 (2M06 X 2M00)

Fitted with a stylish three piece suite comprising recessed 1200mm double shower cubicle with fitted thermostatic shower, w.c. and pedestal wash hand



basin. Complimentary ceramic wall tiling. Twin ceiling light fitting. Extractor fan. Shaver socket. Fitted carpet. Frosted glass double glazed window formation to the front. One radiator.

BEDROOM 2:
11'11 X 10'8 (3M64 X 3M27)

A good sized double bedroom with twin sectioned double glazed window formation to the rear. Triple byfold doors to wardrobe with hanging rail and shelving. Room for free standing bedroom furniture. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 3: 12'2 X 8'8 (3M70 X 2M65)
Third double bedroom, double glazed window formation to the front. Room for free standing bedroom furniture. Cupboard with hanging rail and shelving.

Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 4: 16'9 X 8'9 (5M12 X 2M68)

This excellent sized bedroom is characterised by slight coombed ceiling to the front and to the rear which incorporates twin double glazed velux style windows allowing for ample natural light. Double glazed window formation to the side. Room for free standing bedroom furniture. Fitted carpet. Ceiling light fitting. One radiator.

BEDROOM 5: 9'4 X 9'1 (2M85 X 2M77)

Fifth bedroom with double glazed window formation to the front. Room for free standing bedroom furniture. Fitted carpet. Ceiling light fitting. One radiator.

BATHROOM: 8'9 X 7'5 (2M68 X 2M27)

Stylish family bathroom fitted with modern white four piece suite comprising bath, w.c., pedestal wash hand basin and

separate shower cubicle with byfold doors and thermostatic shower fitted over. Part ceramic wall tiling. Frosted glass double glazed window formation to the





rear. Fitted carpet. Ceiling light fitting. One radiator.

GARAGE:

Double sized integral garage with twin up-and-over doors with power and light fitted. Broad twin width driveway provides additional off-street parking.

GARDEN:

The gardens to the front are laid mainly to lawn. Timber fencing to the side extends to the rear boundary. The rear gardens are enclosed by feature brick pillars and double screen fence providing a degree of privacy and security. Tidy gardens laid with paved patio area and lawn.

EXTRAS:

Fitted carpets and floorcoverings, integral appliances to include the double oven, gas hob, extractor fan,

dishwasher, fridge freezer, washing machine and tumble dryer.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable to suit purchaser.

COUNCIL TAX:

Band 'G' - £2,415.88

REF:

KMcL/S2731

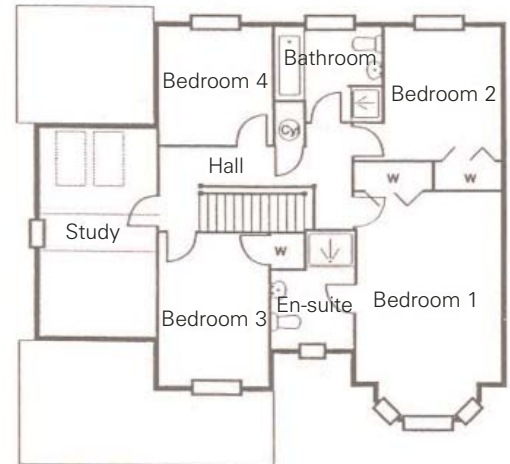
HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.





Ground Floor



First Floor

DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

Floor plans and dimensions have been provided by others and are for general illustrative purposes only and are not warranted as true or correct by the Selling Agents. Prospective purchasers are required to satisfy themselves as to the accuracy of the above information. These particulars do not form part of a contract or a warranty.

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